178.0	0008	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	770,900 / 770,900
					USE VALUE:	770,900 / 770,900
					ASSESSED:	770,900 / 770,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TANNENBAUM LAURA S
Owner 2:	
Owner 3:	
Street 1:	100 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JOHNSTON THOMAS -
Owner 2:	-
Street 1:	100 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Clapboard Exterior and 2145 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	344,600		426,300	770,900
Total Card	0.145	344,600		426,300	770,900
Total Parcel	0.145	344,600		426,300	770,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 359.36 /Parcel: 359.36

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121120

GIS Ref

GIS Ref

Insp Date 07/31/18

!14040!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0008-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	344,600	0	6,300.	426,300	770,900		Year end	12/23/2021
2021	101	FV	332,600	0	6,300.	426,300	758,900		Year End Roll	12/10/2020
2020	101	FV	332,600	0	6,300.	426,300	758,900	758,900	Year End Roll	12/18/2019
2019	101	FV	250,500	0	6,300.	426,300	676,800	676,800	Year End Roll	1/3/2019
2018	101	FV	250,500	0	6,300.	359,300	609,800	609,800	Year End Roll	12/20/2017
2017	101	FV	250,500	0	6,300.	328,900	579,400	579,400	Year End Roll	1/3/2017
2016	101	FV	250,500	0	6,300.	280,100	530,600	530,600	Year End	1/4/2016
2015	101	FV	234,600	0	6,300.	243,600	478,200	478,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:13:46

LAST REV

Date	Time
10/10/19	18:28:32
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14040

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JOHNSTON THOMAS	55404-172		9/20/2010		480,000	No	No		
LO VICTOR S Y/E	40249-608		7/31/2003		355,000	No	No		
HERILHY JAMES P	25384-226		6/1/1995		175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2018	1321	Heat App	9,000	C				
5/31/2018	727	Dormers	85,000	C				
4/26/2018	496	Inter-De	1,500	C				
5/23/2007	371	Re-Roof	7,000					
5/5/2005	404	Addition	77,000	C		G7	GR FY07	
9/10/2004	748	Manual	600					new bathroom windo
10/5/1992	495	Manual	1,000					REPAIR PORCH
9/23/1992	468	Manual	350					REBUILD STAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
12/1/2008	Meas/Inspect	372	PATRIOT
4/20/2006	Permit Visit	BR	B Rossignol
1/25/2004	MLS	HC	Helen Chinal
3/10/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
7/19/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121120
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	70.	0.97	7									426,301						426,300	

Total AC/HA:	0.14463	Total SF/SM:	6300	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	426,301	Spl Credit		Total:	426,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.30412412
Const Adj.:	1.00088990
Adj $ / SQ:	143.581
Other Features:	87800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386365
Depreciation:	41727
Depreciated Total:	344638

COMMENTS

OF = BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

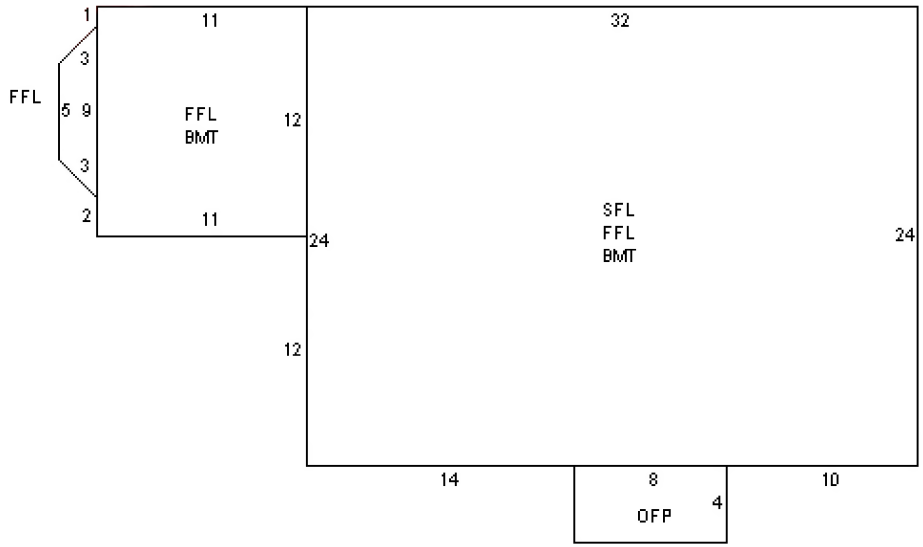
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	143.58
Special Features:	0	Val/Su Net:	135.83
Final Total:	344600	Val/Su SzAd	214.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	914	143.580	131,233
BMT	Basement	900	74.090	66,679
SFL	Second Floor	691	143.580	99,243
OFP	Open Porch	32	44.040	1,409

Net Sketched Area:	2,537		Total:	298,564	
Size Ad	1605.1999	Gross Area	2614	FinArea	2145

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0008-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	